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Administrative Alteri		DEVELOPMENT SERVICES DEPARTMENT
Development Services Customer Service Center 1 Excl	nange Plaza, Suite 400 Raleigh, NC 27601	919-996-2495 efax 919-996-1831
Administrative Alternate Request: Requested in	.2.17 OFFICE USE ONLY	
Section(s) of UDO affected: Section 1.5.9 Transparency Paragraph B.4 Provide an explanation of the alternate requested, along with an a	pplicant's statement of the findings	Transaction Number
Provide all associated case plan numbers including zoning and s SR-106-18, trans # 576747		
)		
Property Address 6809 Davis Circle, Raleigh, NC 27615		Date 3-29-19
Property PIN Current Zoning CX-3-PL		
Nearest Intersection US 70/Glenwood Ave., W. Millbrook Rd. & Duraleigh Rd.		Property size (in acres)
Property Owner Wake County Board of Alcoholic Control	Phone 919-832-2726	Mail
	Email bhicks@wakeabc.com	
Project Contact Person	919-8 80-3647	Mail
Ginger S Anderson Email ganderson@weeksturner.com		
Property Owner Signature	Email iwheeler@wakeabc.co	
Sworn and subscribed before me this 29th day of March , 20 19 STATE OF NC WAKE COUNTY	Notary Signature and Sea	WELSONS. AND SEROTAPLES ZEROTAPLES ZEROT
		- Paratanananananananananananananananananan
PAGE 1 OF 1 WWW.RA	LEIGHNC.GOV	REVISION 03.30.16

UDO SECTION FOR ALTERNATE REQUEST

Measurement, Exceptions & General Rules of Applicability | CHAPTER 1. INTRODUCTORY PROVISIONS

Sec. 1.5.8. Pedestrian Access

Sec. 1.5.9. Transparency

A. Intent

The transparency requirements are intended to lend visual interest to streetfacing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

B. General Requirements

CURRENTLY COMPLIES

1. The minimum percentage of windows and doors that must cover a ground story facade is measured between o and 12 feet above the adjacent sidewalk. More than 50% of required the transparency must be located between 3 and 8 feet of the building facade.

NOT APPLICABLE

2. The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.

NOT APPLICABLE

3. In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).

REQUESTING ALTERNATE

4. Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.



C. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the required transparency, subject to all of the following findings:

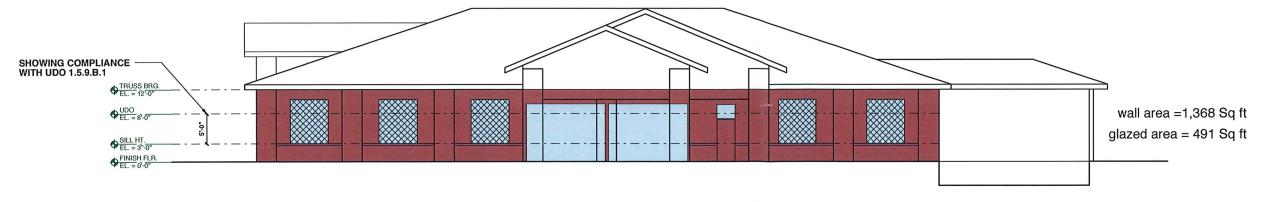
- 1. The approved alternate meets the intent of the transparency requirements;
- 2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
- 3. The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

STATEMENT:

WE REQUEST USE OF SPANDREL PANELS IN LIEU OF TRANSPARENT GLASS FOR SECURITY PURPOSES IN CERTAIN AREAS OF THE BUILDING.

THE TRANSPARENT GLASS AT THE ENTRANCE CREATES VISUAL INTEREST, ONE OF THE INTENTS OF THE UDO.

THE SPANDREL PANELS REDUCE THE BLANK WALL AREAS, THE OTHER INTENT OF THE UDO.



TRANSPARENCY DIAGRAM FOR STREET FRONT FACADE

PER SECTIONS OF UDO 1.5.9 & 3.2.6.E (GENERAL BLDG.)

33% TRANSPARANCY REQUIRED

35.8% SHOWN (TRANSPARENT & SPANDREL COMBINED)

THE TRANSPARENT GLASS IS MORE THAN 50% OF THE TOTAL GLAZING





WALL AREA



TRANSPARENT GLASS (260 SF)



SPANDREL GLAZING (231 SF)

WEEKS TURNER ARCHITECTURE

WEEKS TURNER ARCHITECTURE, PA 3305-109 Durham Drive Raleigh, North Carolina 27603 919.779.9797 fax: 919.779.0826

FOR PRESENTATION PURPOSES ONLY

PROJECT TITLE

ABC STORE

6809 DAVIS CIRCLE RALEIGH, NORTH CAROLINA

PROJECT NO.

DRAWING TITLE INTRO



PROJECT TITLE ABC STORE

6809 DAVIS CIRCLE RALEIGH, NORTH CAROLINA

PROJECT NO. **1809a**

DRAWING TITLE
EXIST. CONDITIONS

P2



VICINITY MAP FOR PROPERTY



CURRENT BUILDING TO BE REMOVED

COLOR SELECTION NOTES

EIFS FRENCH VANILLA BY STO FINE TEXTURE (OR APPROVED EQUAL)

BRICK BASE OXFORD MODULAR BY TRIANGLE BRICK

BODY GEORGIAN MODULAR BY TRIANLE BRICK ACCENT 2.0 GREYSTONE BY PALMETTO BRICK

ROOF BRITE RED BY MCELROY METAL



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OR PRESENTATION PURPOSES ONLY



FRONT ELEVATION - NORTH EAST

ACCENT BRICK

BODY BRICK

BASE BRICK -

FINISH FLR.

PROJECT TITLE **ABC STORE**

STOREFRONT FRAME WITH SPANDREL PANELS

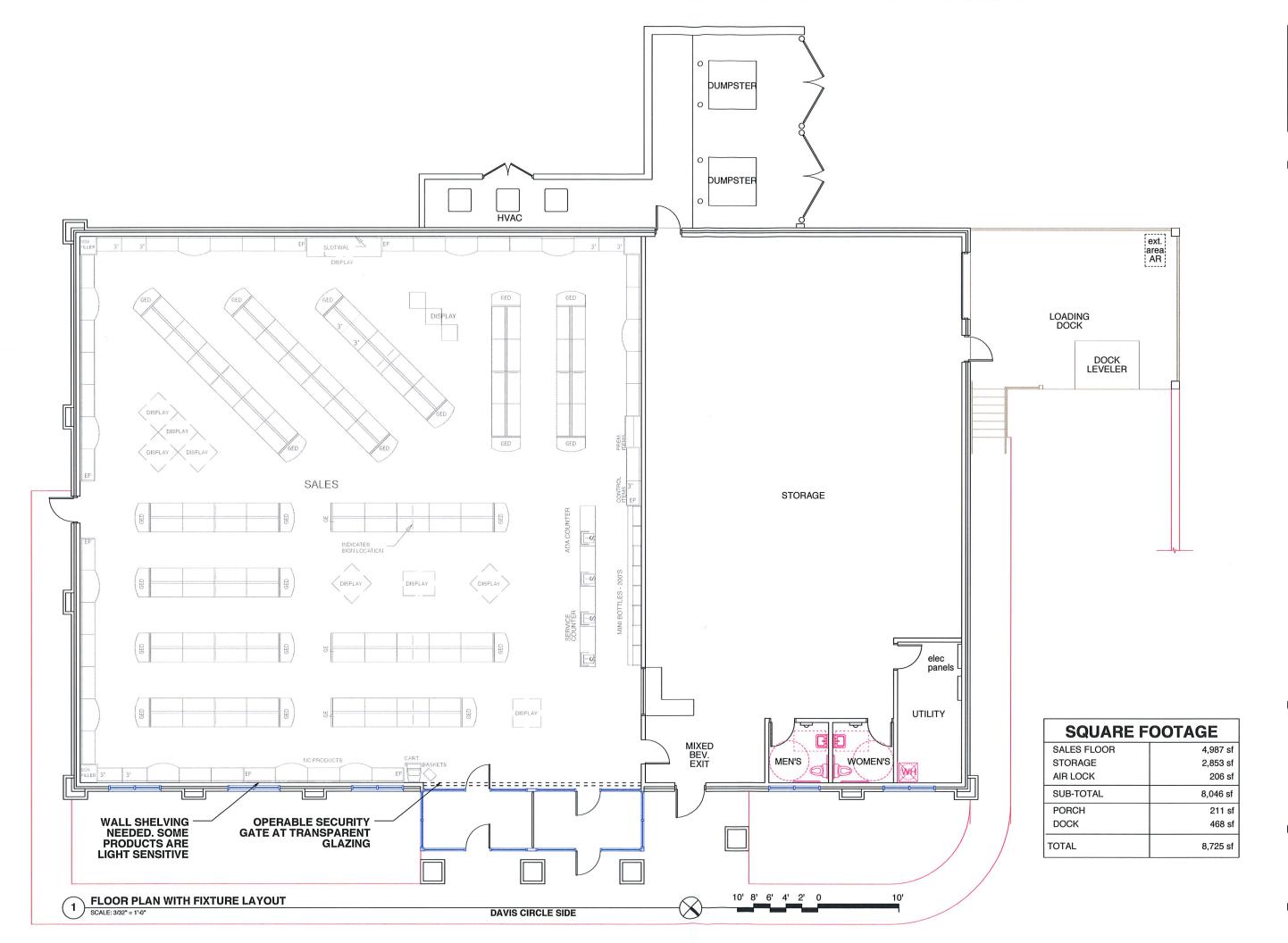
6809 DAVIS CIRCLE RALEIGH, NORTH CAROLINA

PROJECT NO. **1809a**

STANDING SEAM MTL. ROOF

DOCK LEVELER

DRAWING TITLE **ELEVATIONS**



WEEKS TURNER ARCHITECTURE

WEEKS TURNER ARCHITECTURE, PA 3305-109 Durham Drive Raleigh, North Carolina 27603 919.779.9797 fax: 919.779.0826 www.weekslurner.com

FOR PRESENTATION PURPOSES ONLY

PROJECT TITLE

ABC STORE

6809 DAVIS CIRCLE RALEIGH, NORTH CAROLINA

PROJECT NO. **1809a**

PRAWING TITLE

P4

PROJECT TITLE ABC STORE

6809 DAVIS CIRCLE RALEIGH, NORTH CAROLINA

PROJECT N

SIMILAR PROJECTS

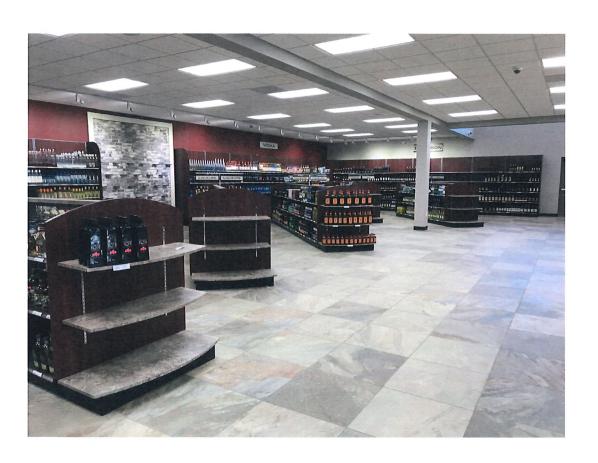




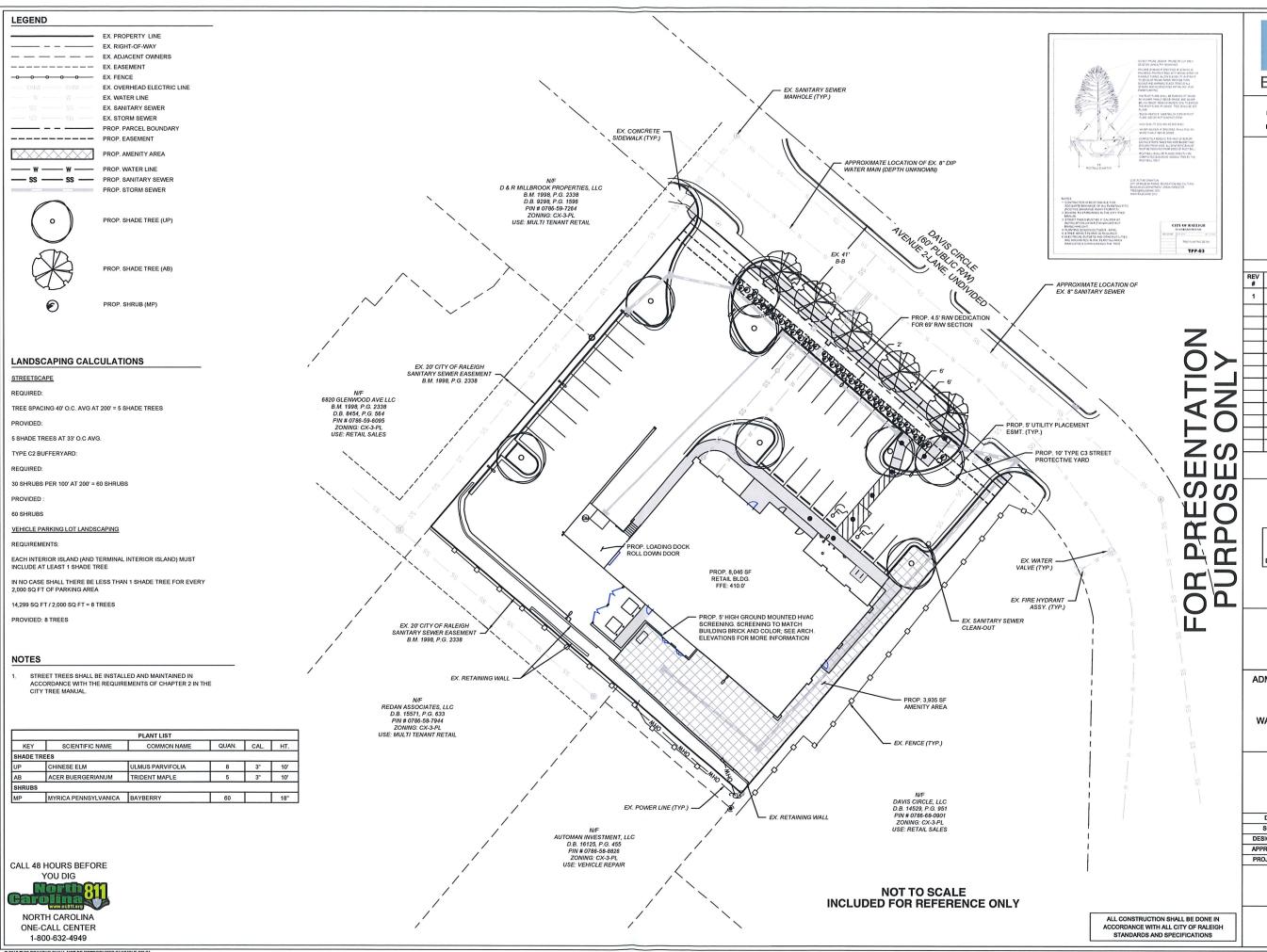
PHOTO OF SIMILAR PROJECT IN WAKE FOREST, NC



INTERIOR VIEW OF SIMILAR PROJECT



INTERIOR VIEW OF SIMILAR PROJECT



FLM ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222



REVISION HISTORY

	111		
REV #	DESCRIPTION	DATE	BY
1	CITY OF RALEIGH COMMENTS	2/8/2019	FLN
			_
<u> </u>			

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

20 10 0 20 SCALE: 1 INCH = 20 FEET

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRIAWNING

IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALL
ACCORDINGLY

ADMINISTRATIVE SITE PLANS SR-106-18 TRANS. # 576747

WAKE COUNTY ABC STORE 6809 DAVIS CIRCLE RALEIGH, NC 27613

DATE:	11-13-2018		
SCALE:	AS SHOWN		
DESIGNED BY:	TCM		
APPROVED BY:	FLM		
PROJECT NO.:	18030		

LANDSCAPE PLAN

C-6
SHEET 6 OF 8